

Southern Scottsdale Investment Activity



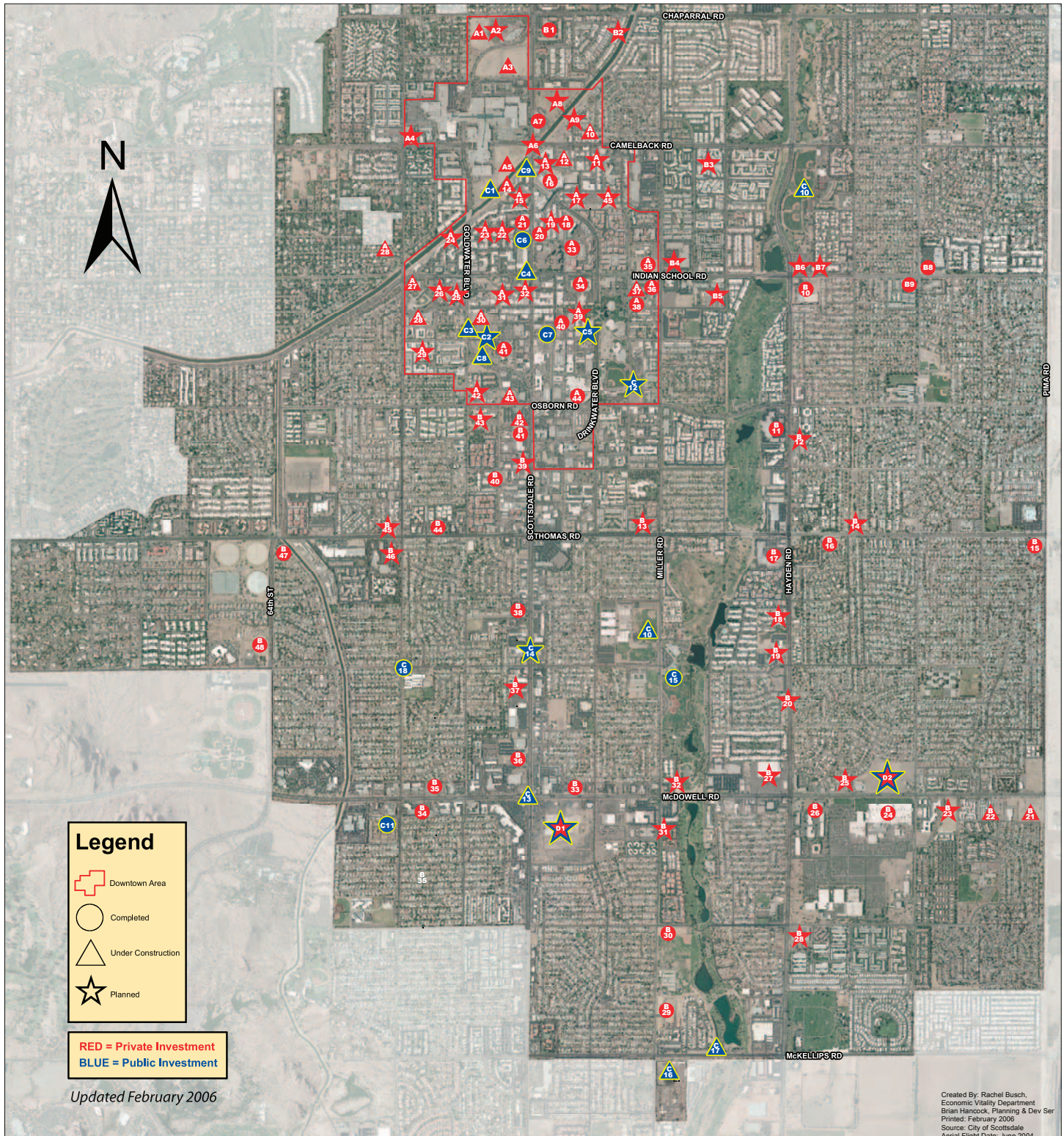
January 2003 - December 2005



Investment Activity in Southern Scottsdale

January 2003 - December 2005

(\$100,000 or Greater Investment)



DOWNTOWN

- A1. Portales Residential:** New construction of 141 residential units with underground parking. Construction to begin March 2006.
Total Investment: \$75 million
- A2. Portales II Corporate Center:** New construction of 179,000 sf of Class "A" office space with underground parking.
Estimated Investment: \$26.9 million
- A3. Optima Camelview Village:** New construction of 750 residential condo units and 38,000 sf of retail space. Opening 2006.
Total Investment: \$250 million
- A4. El Paseo:** Proposed 20,000 sf neighborhood retail center.
Estimated Investment: \$2.5 million
- A5. Scottsdale Waterfront:** 11-acre retail, office and residential project located along the northern banks of the Arizona Canal. Phase 1 retail, office condo and two level underground parking structure opened late 2005. Phase 2 includes 366 planned residential condominium units.
Total Investment: \$250 million
- A6. Renaissance II:** Proposed mixed-use office/retail project on a former gas station site.
Estimated Investment: \$3 million
- A7. Scottsdale Oasis Retail:** A 38,550 sf specialty retail center at the northeast corner of Scottsdale and Camelback Roads.
Total Investment: \$11 million
- A8. Riverwalk Square:** New construction of 227 condominium units, in 2 phases, is planned on the former Safari Hotel site.
Total Investment: \$90 million
- A9. Minnezona Condominiums:** Proposed 6-unit housing development on .18 acre. Completion anticipated late 2007.
Estimated Investment: \$3.4 million
- A10. The Sundial:** New construction of a three-story, 54 room boutique hotel to begin in early 2006.
Total Investment: \$12.5 million
- A11. La Paloma Executive Plaza:** Proposed new construction of a second story on an existing office building.
Estimated Investment: \$500,000
- A12. W Hotel:** New construction of a 225-room boutique hotel and 25 residential condo units, opening late 2007.
Total Investment: \$90 million
- A13. The Upton:** New construction of 10 condominiums arranged on five levels with a three-story desert oasis courtyard above underground parking. Construction anticipated Summer 2006.
Total Investment: \$6 million
- A14. Stetson Mixed-use Project:** New construction of a mixed-use office/restaurant/retail project located on the south bank of the Arizona Canal along Stetson Avenue. Projected completion 2007.
Total Investment: \$33 million
- A15. Kyoto Restaurant:** Proposed site plan and elevations for a new restaurant to replace the existing Kyoto Restaurant.
Estimated Investment: \$5 million
- A16. Galleria Corporate Center:** Former retail mall completely remodeled into a Class "A" office complex. Completed early 2003.
Total Investment: \$65 million
- A17. Stetson/Wells Fargo:** Proposed remodel of existing building and second story addition.
Estimated Investment: \$500,000
- A18. E4:** New construction of a multi-themed dining and nightlife establishment. Opened late 2005.
Total Investment: \$3 million
- A19. 4241 N. Winfield Scott Plaza:** Proposed new 2-story office building to replace existing structure.
Estimated Investment: \$800,000
- A20. Scottsdale Area Association of REALTORS®:** Renovation of 1968 building at 4221 North Scottsdale Road. Project included extensive exterior and interior redesign and remodeling. Completed 2004.
Total Investment: \$750,000
- A21. Baker's Square Remodel:** Remodel of a restaurant located at the SW corner of Scottsdale Road and 6th Avenue. Completed in early 2005.
Total Investment: \$100,000
- A22. Pacific Realty Advisors:** Replacement of an existing two-story building with a new building for retail/office type uses. Projected completion September 2006.
Total Investment: \$800,000
- A23. The Gallery Residence @ Marshall Way:** Proposed parking lot conversion into floor level gallery space and a two level residential unit.
Estimated Investment: \$1 million
- A24. Rose Garden:** A proposed residential mixed-use development of 18,000 square feet of retail/restaurant space, 23 residential units, and public underground parking structure.
Estimated Investment: \$60 million
- A25. Casa del Encanto:** Proposed addition of a second story to an existing building.
Estimated Investment: \$600,000

- A26. Lofts 69:** Proposed new construction of 27 live/work units at 6901 N 1st Ave.
Estimated Investment: \$3 million
- A27. Hotel Valley Ho:** A comprehensive remodel of one of Scottsdale's original resorts with 194 boutique hotel rooms, 36 new residential units & restaurants. Opened December 2005. Construction ongoing.
Total Investment: \$82 million
- A28. Residences on Main:** New construction of 84 condo units, 62 townhomes and 3,000 sq. feet of retail. Estimated Phase I completion in 2006.
Total Investment: \$60 million
- A29. Shalimar:** Proposed condo conversion project located at 6824 E 4th St. Total units: 26.
Estimated Investment: \$1 million
- A30. Main Street Plaza:** A mix of 250 residential condo units and retail uses south of Main Street between Marshall Way and Goldwater Boulevard. Phase I completion 2006.
Total Investment: \$47 million
- A31. JW Harris:** Expansion/remodel of existing building located at the SEC of Marshall and 1st Ave.
Estimated Investment: \$1 million
- A32. The 4020 Building:** Proposed removal of façade and interior of existing building and construction of a 4-story mixed-use building using existing buildings steel frame at the NWC of 1st Ave & Scottsdale Rd.
Estimated Investment: \$4 million
- A33. Third Avenue Lofts:** New construction of 88 residential loft units. Completed 2004.
Total Investment: \$31 million
- A34. James Hotel:** Completely remodeled 200-room hotel located on the Scottsdale Civic Center Mall reopened January 2004.
Total Investment: \$7 million
- A35. CVS Drug:** New construction of a drug store. Completed 2005.
Total Investment: \$940,000
- A36. SWC Miller & Indian School:** New construction of an office/retail project. Completed 2004.
Total Investment: \$600,000
- A37. 1st Street Project:** New construction of an office/ residential project. Completed 2005.
Total Investment: \$375,000
- A38. Main & McKnight:** New construction of a mixed-use office/ residential project. Completed 2005.
Total Investment: \$380,000
- A39. The Park:** Proposed renovation of a Civic Center Mall property into a 3-story, vertically mixed-use building with residential, office, and retail/restaurant uses.
Total Investment: \$1.1 million
- A40. Bischoff Residence:** Private residence addition above the existing Bischoff retail store. Completed 2004.
Total Investment: \$235,000
- A41. Loloma 5:** New construction of five live-work units designed by renowned architect Will Bruder. Completed 2004.
Total Investment: \$997,000
- A42. Orange Row:** Proposed new construction of a three-unit condo project on a vacant parcel.
Estimated Investment: \$1 million
- A43. X Lofts:** Planned new construction of 82 residential lofts located at the NW corner of Osborn Road and Bishop Lane.
Total Investment: \$20 million
- A44. Scottsdale Healthcare Osborn Campus:** A major hospital expansion, the addition of a new critical care unit, and two new parking structures. Completed 2004.
Total Investment: \$90 million
- A45. Business Security Concepts:** Proposed 1,400 sf office addition located just north of 6th Avenue on 75th Street.
Estimated Investment: \$300,000

OUTSIDE OF DOWNTOWN

- B1. Caleo/Sunburst:** Resort renovation on Scottsdale Road just south of Chaparral Road was completed in 2005. Changed ownership late 2005, new owners propose \$3-4 million in additional upgrades.
Estimated Investment: \$13 million
- B2. Reflections on the Canal:** Proposed new construction of a 100-unit, luxury Townhouse and Condominium project at 7445 E. Chaparral Road.
Estimated Investment: \$40 million
- B3. Silo Urban Homes:** 288 proposed units, of 2 & 3 story attached homes, ranging in size from 1,750-2,500 SF, with below grade private garages and roof top gardens.
Estimated Investment: \$130 million
- B4. First Bank of Arizona:** Proposed new construction of 4,900 sf bank branch on the NEC of Miller and Indian School.
Estimated Investment: \$1.5 million
- B5. Atrium 7700:** Proposed apartment remodel/ condo conversion at 7707 E 1st Ave. Reduction in dwelling units from 24 to 18.
Estimated Investment: \$1 million
- B6. 8040 E Indian School Building:** Remodel and expansion of an existing building.
Estimated Investment: \$100,000
- B7. 8100 E Indian School:** Proposed major building and site rehabilitation.
Estimated Investment: \$100,000
- B8. NEC Indian School & Granite Reef:** New construction of a 5,000 sq ft retail center. Completed early 2006.
Estimated Investment: \$950,000
- B9. Granite Reef/Indian School Office:** Rehabilitation of a 2-story office complex, doubling rentable square footage. Completed in 2004.
Estimated Investment: \$1.2 million
- B10. Bashas'/Walgreen's at Indian School & Hayden (previously Continental Bazaar):** Replacement of existing shopping center with new buildings, and landscaping. Completed in 2004.
Total Investment: \$5 million
- B11. Office Max Plaza:** New construction and remodel of retail center at Hayden & Osborn Roads. Completed 2004.
Estimated Investment: \$1 million
- B12. Arizona Federal Credit Union:** Proposed new construction of a 4,000 sf bank branch at 3301 N Hayden Road.
Estimated Investment: \$1.2 million
- B13. La Rosa Place:** Three existing residential lots have been rezoned to a multi-family designation to redevelop into a 9-15 unit townhome community.
Estimated Investment: \$2.5 million
- B14. Scottsdale Homes:** Proposed new construction of 10 detached single-family homes located at 8188 E Thomas Road.
Estimated Investment: \$5 million
- B15. Mansourian Building:** Single-story, 6,000 sf dental office building on the corner of Thomas & Pima. Completed 2005.
Total Investment: \$100,000
- B16. Offices at Thomas & Hayden:** Office condominium project consisting of 17,000 sf. Completed 2005.
Total Investment: \$100,000
- B17. Indian River Plaza:** New construction of an Osco Drug Store & remodel/ facelift of older strip center. Completed 2003.
Estimated Investment: \$770,000
- B18. Wilshire Villas:** Proposed new construction of an 18-unit townhome development.
Estimated Investment: \$3 million
- B19. Hayden Array:** Proposed 10-unit infill housing development located on .69 acre parcel at 2322 N. Hayden Rd.
Estimated Investment: \$1.4 million
- B20. Modus Development:** Three proposed residential developments.
Estimated Investment: \$18.5 million
- B21. Bill Heard Chevrolet:** New construction of a second location at the SW corner of Pima and McDowell Roads for new and used car sales. Occupancy expected late 2006.
Estimated Investment: \$12 million
- B22. Shurgard Storage:** Located near the eastern end of McDowell Road and Pima. Site improvements including driveway, sidewalk and landscaping.
Estimated Investment: \$500,000
- B23. Villa Contento:** Planned 38-unit townhome community at 85th St and McDowell Rd.
Estimated Investment: \$6.5 million
- B24. General Dynamics:** Significant upgrade to existing facility to attain Silver Leeds Certification for green building.
Estimated Investment: \$250,000
- B25. Offices @ 82nd Place:** Redevelopment of a former day care facility into a shell office building. Construction set to begin April 2006.
Estimated Investment: \$300,000

- B26. Republic West:** New construction of a 17,300 square foot interior remodeling retail store on a portion of a 2.5-acre site. Completed 2003.
Total Investment: \$2.2 million
- B27. Lowe's:** New construction of a 184,000 sf Lowe's Home Improvement store and a 32,000 sf garden center. Construction start February 2006.
Estimated Investment: \$11.5 million
- B28. Scottsdale East Plaza:** Proposed new construction of 6,800 square feet of restaurant/retail uses and an update to existing façade.
Estimated Investment: \$1.2 million
- B29. Scottsdale Casitas:** Revitalization of trailer park into a 126-unit, market-rate, townhome community. Completed 2005.
Estimated Investment: \$12 million
- B30. Miller Crossing:** New construction of 18 townhomes at the SE corner of Miller & Roosevelt. Construction complete by mid 2006.
Estimated Investment: \$3.6 million
- B31. Project Miller:** Proposed new construction of 16-unit condo project, just south of McDowell on Miller. *Estimated Investment: \$4.5 million*
- B32. Big O Tire:** Proposed new construction of a full service tire store relocating from Thomas Road and site upgrades to existing lube facility.
Estimated Investment: \$750,000
- B33. AZ PowerSports (Extreme Yamaha/Suzuki):** Remodeling of the former Goodwill building located just west of McDowell Road and 74th Street. Completed 2004.
Total Investment: \$100,000
- B34. United Auto Group Remodel – Audi/Lexus, Land Rover/Jaguar:** Renovation and enhancements to existing dealerships along south side of McDowell at 68th Street. Completed 2004.
Estimated Investment: \$1 million
- B35. Scottsdale Infiniti:** Building expansion adding parts storage, new detail prep area and increasing customer parking and vehicle display area. Completed 2004.
Estimated Investment: \$500,000
- B36. LA Fitness:** New 41,000 square foot fitness facility on a 5.6-acre site. Completed 2004.
Estimated Investment: \$9 million
- B37. "Kam's" Center:** Proposed major façade facelift of existing retail center at Scottsdale Road, south of Oak St.
Estimated Investment: \$500,000
- B38. Los Sombreros:** A former residence and veterinary clinic, the project rehabbed and converted the abandoned building to a 1,800 sf restaurant. Completed 2003
Estimated Investment: \$100,000
- B39. Brian's Garage:** Proposed 2-story office/warehouse building at 7107 E Earll.
Estimated Investment: \$1.5 million
- B40. The Duke:** New construction of an 8-unit condominium building.
Estimated Investment: \$2 million
- B41. US Egg Restaurant:** New construction on Scottsdale Road just south of Osborn. Completed 2005.
Estimated Investment: \$455,500
- B42. A.G. Medical Plaza:** New construction of a 38,000 square foot, 3-story medical office building with underground parking at the northwest corner of Scottsdale Road and Angus Drive. Construction underway.
Estimated Investment: \$7.5 million
- B43. First Baptist Church of Scottsdale:** Proposed expansion of church facilities.
Estimated Investment: \$100,000
- B44. Brinks Storage:** Building conversion to storage facility uses and site upgrades. Complete early 2006.
Estimated Investment: \$400,000
- B45. Scottsdale Plaza:** New construction of a 9,000 sf office, retail and restaurant development at the NWC of 68th St and Thomas set to begin March 2006.
Estimated Improvements: \$500,000
- B46. 68th St:** Proposed retail development at the SWC of Thomas & 68th St.
Estimated Investment: \$950,000
- B47. Arcadia Commons:** Office condo conversion of a 20,000 sf, two-story office building located at SEC of 64th St and Thomas. For sale for \$140-160psf. Completed 2005.
Estimated Investment: \$750,000
- B48. Papago Buttes Church of the Brethren:** New construction of an 8,000 sf church, under a pilot green building commercial program, was completed in 2005.
Estimated Investment: \$1.6 million

PUBLIC INVESTMENT

- C1. Arizona Canal at Scottsdale & South Canal Plaza Project:** Construction in progress on the plaza, landscaping, pedestrian paths, bridges and other public amenities.
Total Investment: \$11 million
- C2. Main Street Southwest Museum:** Proposed downtown art museum.
Total Investment: \$7.5 million
- C3. Main Street Plaza:** Public plaza space integrated into the privately funded residential and retail complex.
Total Investment: \$700,000
- C4. Artist Bus Shelters:** Artist Kevin Berry has been selected to design a number of artist bus shelters throughout the downtown area.
Total Investment: \$210,000
- C5. SCA Remodel:** Proposed addition of signature main entry, mezzanine level over a portion of atrium for conferences/ meetings, new interiors and locations for Art Spot and Box Office, South Lobby for access to SMOCA and Stage 2, new event loading area, new staff offices and storage, and efficiency upgrades to the HVAC system.
Estimated Investment: \$8 million
- Parking Projects:** Construction of four new public parking structures will add hundreds of new parking spaces to the downtown.
- C6. 5th Avenue Parking Structure:** \$5.3 million
Completed: 2005
- C7. Old Town Parking Structure:** \$4.8 million
Completed: 2005
- C8. Main Street Plaza Structure:** \$2.4 million
Completion: 2006
- C9. South Canal Bank Parking Structure:** \$5.0 million
Completion: late 2006
- C10. Coronado High School:** Major redevelopment existing high school. New construction of all administrative, classroom and multi-purpose buildings. Completion: 2007.
Estimated Investment: \$50 million
- C11. Supai Middle School:** Major renovations of middle school campus.
Total Investment: \$10.9 million
- C12. San Francisco Giants spring training complex:** Add training facilities just east of Scottsdale Stadium, reconfiguring and improving portions of the stadium and upgrading the Giants training facilities at Indian School Park. Currently under construction.
Estimated Investment: \$23.1 million
- C12. McDowell Streetscape Improvements:** Right-of-way landscape improvement project between 64th & Pima along McDowell. Phase I complete, phase II under construction.
Estimated Investment: \$6 million
- C13. Scottsdale Road Streetscape:** A right-of-way landscape improvement project along Scottsdale Road. Currently in the design phase.
Estimated Investment: \$1 million
- C14. El Dorado Pool Improvements:** Design and construction of a new family aquatic center to replace the existing 30-year-old facility. Completed 2004.
Total Investment: \$4.3 million
- C16. McKellips Service Center:** Redevelopment of city site including three police facilities, two maintenance facilities and a face-lift of existing facilities.
Total Investment: \$35 million
- C17. McKellips Multi-Use Path and wall:** Construction of a path and 8-foot high CMU wall along Miller Road across from Indian Bend Park.
Total Investment: \$1 million
- C18. Tonalea Traffic Calming:** Bikeway, sidewalk, and traffic calming improvements.
Total Investment: \$970,000

PUBLIC & PRIVATE INVESTMENT

- D1. ASU Scottsdale Center for New Technology & Innovation:** The City of Scottsdale and the ASU Foundation have established a partnership to build a 1.2 million square foot research, technology and innovation center on 43 acres.
Total investment: \$340 million
(\$90 million public/ \$250 million private)
- D2. McDowell Village (Former Smitty's):**
A 37,500 square foot Senior Center and Citizen Service Center, next to 10,000 sf of neighborhood retail and 223 market rate senior independent living apartments.
Total investment: \$32 million
(\$12 million public/ \$20 million private)

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